

Hormann Variance



Planning Commission
Public Hearing
August 22, 2013



Project Description



- Variance No. VA2013-002
 - Modify existing 1,905-square-foot duplex and add 1,989 square feet
 - Encroachments into the required 3-foot side and 5-foot front setbacks
 - Addition limited to 50 percent of the existing floor area
 - The proposed addition is 104 percent of existing floor area
 - Variance required to exceed 50 percent

Vicinity Map

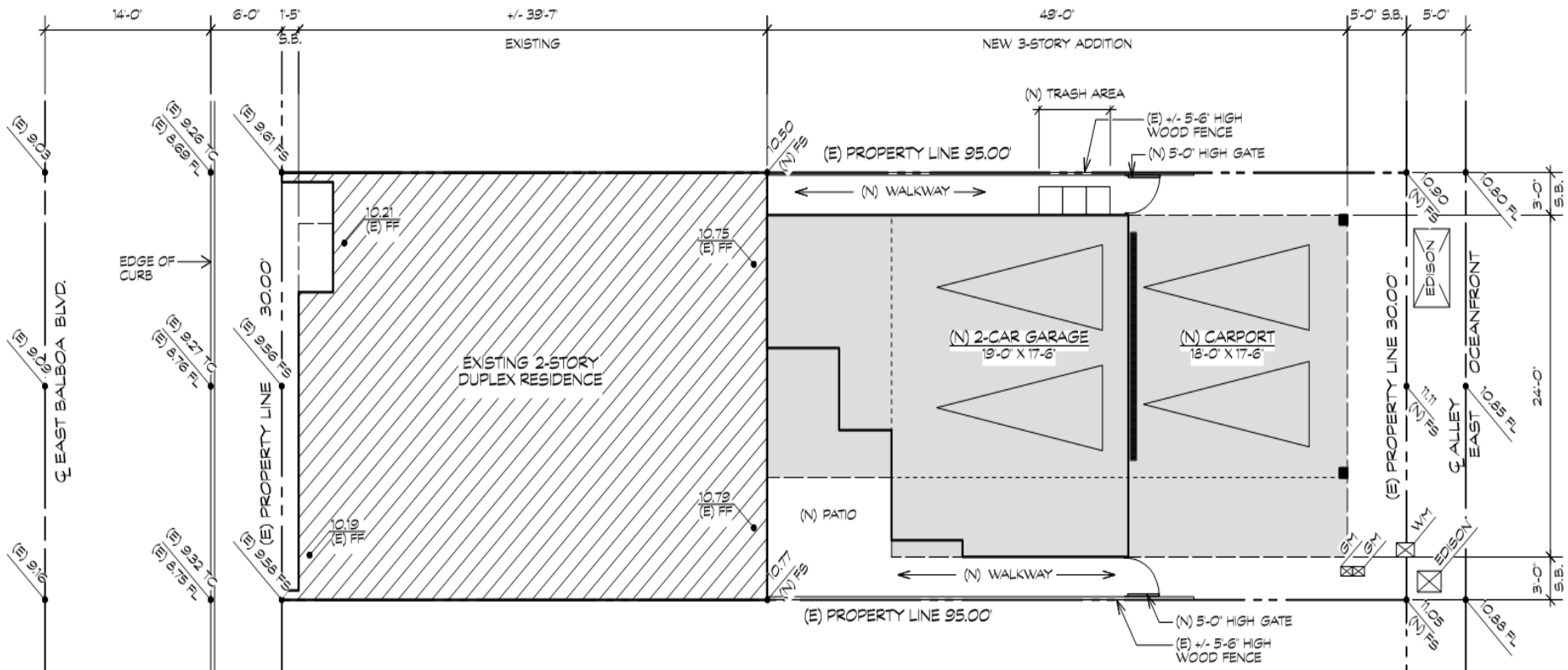


Background



- Developed in 1940 as mixed-use structure
- Districting Map No. 11 adopted to establish a 5-foot front setback
- First-floor commercial converted to residential in 1951
- Rezoned from C-1 to R-2 in 1972
- Rezoned to SP-8, RP in 1994
- Rezoned to R-2 in 2010

Site Plan





Address	Current Development	Building Permit Issuance
423 East Balboa Boulevard	Duplex	New 1972
421 East Balboa Boulevard	Duplex	New 1972
Subject Property	Duplex	Converted 1951
415 East Balboa Boulevard	Duplex	New 1976
413 East Balboa Boulevard	Duplex	New 1976
411 East Balboa Boulevard	Single-Family Residence	New 2001
409 East Balboa Boulevard	Single-Family Residence	New 2001
407 East Balboa Boulevard	Single-Family Residence	Converted 2007
403 East Balboa Boulevard	Seven-Unit Apartment Complex	New 1959

Redevelopment



- New development = 4,080 sq. ft.
- As proposed = 3,774 sq. ft.
- Allowed = 2,857.5 sq. ft.

- Nonconforming = Allowed 50-percent add (952.5 sq. ft.)
- Proposed 104-percent add (1,989 sq. ft.)

Facts

- The lot is of typical size, flat, and rectangular
- Development incompatible with block and surrounding area
- Nonconforming properties granted 50-percent allowance
- ZC Chapter 20.38: “increase conformity over time”
- ZC Purpose: “orderly development consistent with current code regulations”

Recommendation



- Conduct a public hearing
- Deny Variance No. VA2013-002



For more information contact:

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Site Photo: Rear



Staff Report Exhibit

